





Property Description

Connells Luton bring to market an IMMACULATELY presented FOUR bedroom semi detached family home.

The property benefits from a Lounge, Kitchen/Dining Room, Utility Room & Cloakroom. To The first floor there are THREE bedrooms, en suite to BEDROOM TWO and a family bathroom.

To the SECOND floor there is a large MASTER bedroom with EN-SUITE

The property also has a GARAGE private driveway providing off street parking for 2 cars and rear garden

Entrance Hall

Door to front. Stairs rising to first floor. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin.

Lounge

12' 9" x 12' 1" (3.89m x 3.68m)
Double glazed window to front. Radiator.

Kitchen / Diner

18' 1" x 10' 3" (5.51m x 3.12m)
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Double glazed window to rear. Double glazed patio doors to rear. Radiator.

Utility Room

7' 6" x 5' 3" (2.29m x 1.60m)
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to side.

First Floor Landing

Bedroom Two

12' 8" x 10' 5" (3.86m x 3.17m)
Double glazed window to front. Radiator.

En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Partly tiled. Radiator. Double glazed window to front

Bedroom Three

9' 6" x 9' 4" (2.90m x 2.84m)
Double glazed window to rear. Radiator.

Bedroom Four

9' 4" x 8' 4" (2.84m x 2.54m)
Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower cubicle. Partly tiled. Radiator. Double glazed window to side.

Second Floor Landing

Bedroom One

15' 2" x 11' 4" into bay (4.62m x 3.45m into bay)
Double glazed windows to front, rear & side. Radiator.

En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Partly tiled. Radiator.

Outside

Front Garden

Paved pathway to front. Laid to lawn.

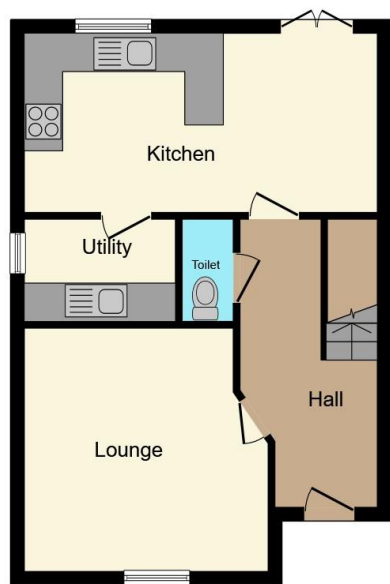
Rear Garden

Enclosed by panelled fencing. Mainly laid to lawn.

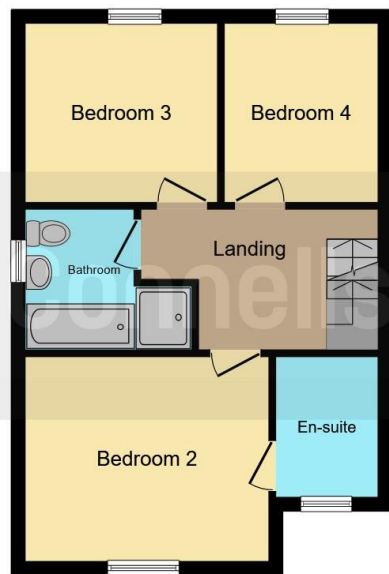
Garage

Single garage. Off street parking for 2 cars.

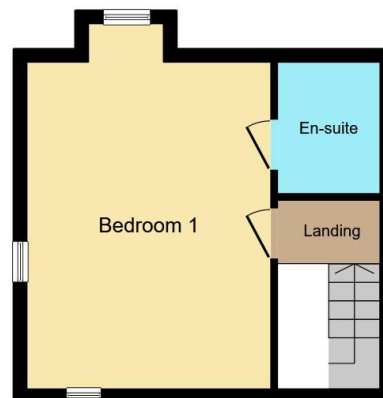




Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: B Council Tax
 Band: D

Service Charge: 186.40 Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316643

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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